076.0	0006	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	771,300	/	771,300
USE VALUE:	771,300	/	771,300
ASSESSED:	771,300	/	771,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHIARA FRANK J JR/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	68 COLLEGE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CHIARA FRANK J JR--ETAL -
Owner 2:	CHIARA FLORENCE L -
Street 1:	68 COLLEGE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,187 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Wood Shingle Exterior and 2124 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10187.000	262,500	900	507,900	771,300
Total Card	0.234	262,500	900	507,900	771,300
Total Parcel	0.234	262,500	900	507,900	771,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.14 | /Parcel: 363.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
48549			11/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 076.0-0006-0004.0

!6378!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	262,500	900	10,187.	507,900	771,300	771,300	Year End Roll	12/18/2019
2019	101	FV	203,600	0	10,187.	471,600	675,200	675,200	Year End Roll	1/3/2019
2018	101	FV	203,600	0	10,187.	471,600	675,200	675,200	Year End Roll	12/20/2017
2017	101	FV	203,600	0	10,187.	413,600	617,200	617,200	Year End Roll	1/3/2017
2016	101	FV	203,600	0	10,187.	377,300	580,900	580,900	Year End	1/4/2016
2015	101	FV	202,700	0	10,187.	333,800	536,500	536,500	Year End Roll	12/11/2014
2014	101	FV	202,700	0	10,187.	315,600	518,300	518,300	Year End Roll	12/16/2013
2013	101	FV	202,700	0	10,187.	300,400	503,100	503,100		12/13/2012

PRINT

Date	Time
12/10/20	21:09:56

LAST REV

Date	Time
08/05/20	10:49:04

mmcmakin

USER DEFINED

Prior Id # 1:	48549
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6378

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHIARA FRANK J	62616-459		9/11/2013	Convenience	1	No	No		
	11201-164		8/10/1966			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2018	Inspected	CC	Chris C
11/6/2018	MEAS&NOTICE	BS	Barbara S
12/29/2008	Meas/Inspect	294	PATRIOT
11/10/2000	Hearing N/C	189	PATRIOT
11/17/1999	Inspected	264	PATRIOT
11/8/1999	Mailer Sent		
10/14/1999	Measured	256	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10187		Sq. Ft.	Site		0	70.	0.71	12									507,927						507,900	

Total AC/HA:	0.23386	Total SF/SM:	10187	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	507,927	Spl Credit		Total:	507,900

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	Average
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

PDAS.

OTHER FEATURES

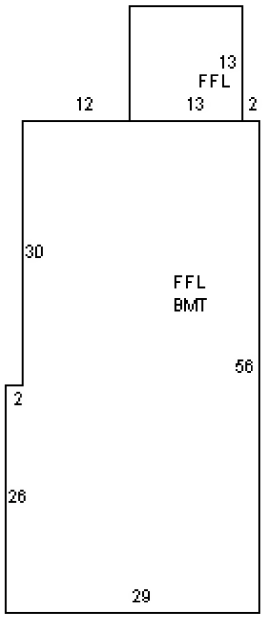
Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.25588572
Const Adj.:	1.00589120
Adj $ / SQ:	120.012
Other Features:	107000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	380441
Depreciation:	117937
Depreciated Total:	262504

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	120.01
Special Features:	0	Val/Su Net:	79.62
Final Total:	262500	Val/Su SzAd	151.47

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,733	120.010	207,981
BMT	Basement	1,564	41.850	65,460

Net Sketched Area:	3,297			Total:	273,441
Size Ad	1733	Gross Are	3297	FinArea	2124

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 076.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1990	0.00	T	23.2	101						
19	Patio	D	Y	1	20X22	A	AV	1980	3.10	T	31.2	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:	Total: 900